



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

## METRO HISTORIC ZONING COMMISSION (MHZC) AGENDA

**January 16, 2013**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

700 Second Avenue South (between Lindsley Avenue and Middleton Street)  
*For directions and a map, visit [www.nashville.gov/mhc/mhzc/directions\\_hob.asp](http://www.nashville.gov/mhc/mhzc/directions_hob.asp)*

**Brian Tibbs, Chair**  
**Ann Nielson, Vice-Chair**

Menié Bell  
Rose Cantrell  
Samuel Champion  
Richard Fletcher

Hunter Gee  
Aaron Kaalberg  
Ben Mosley

**Tim Walker**

Executive Director, Metro Historical Commission and Metro Historic Zoning Commission

**Robin Zeigler**

Historic Zoning Administrator, Metro Historic Zoning Commission

Metro Historic Zoning Commission  
3000 Granny White Pike, Nashville, TN 37204  
615-832-7970  
615-862-7974, fax  
[www.nashville.gov/mhc](http://www.nashville.gov/mhc)  
histlap1@nashville.gov

### **Notice to Public**

Please remember to turn off your cell phones.



The Metro Historical Commission does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in access to, or operation of its programs, services, activities or in its hiring or employment practices. **ADA inquiries should be forwarded to:** Yvonne Ogren, Metro Historical Commission ADA Compliance Coordinator, 3000 Granny White Pike, Nashville, TN 37204, (615) 862-7970. **Title VI inquiries should be forwarded to:** Ms. Shirley Sims-Saldana, Title VI Coordinator, Human Relations, 800 Second Avenue, South, 4<sup>th</sup> floor, Nashville, TN 37210, (615) 880-3391. **Contact Department of Human Resources for all employment related inquiries** at (615) 862-6640.

## **ABOUT THE COMMISSION**

The Metropolitan Historic Zoning Commission (MHZC) is an architectural review board which reviews applications for work on properties that are within a Historic Overlay and makes recommendations to Metro Council on designation of Historic Overlays. Its nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect(s), and other citizens of Davidson County.

Agendas and Staff Reports can be viewed online at [www.nashville.gov/mhc](http://www.nashville.gov/mhc) the Friday before the meeting. Applications and permits may be tracked using Kiva Citizen <https://permits.nashville.gov/kivanet/2/index.cfm>.

Meetings may be viewed live or at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

## **COMMUNICATING WITH THE COMMISSION**

Because the MHZC is a quasi-judicial body they are not permitted to discuss specific cases outside of a public hearing. For more information about a case or to submit comments to the commission before the meeting, please send to MHZC staff at least one day prior to the meeting. For materials provided at the meeting, please provide 11 copies.

All meetings are open to the public and the public is invited to give testimony at the meetings. For advice on addressing the Commission, please see “How the Meeting Works” at the end of this agenda.

## **AFTER THE MEETING**

**Decisions:** The Commission meets the third Wednesday of each month. (With the exception of November 2012 when the Commission will meet on November 14, 2012 to avoid the Thanksgiving holiday.) The decision on all cases before the Commission and minutes from the prior month, if ratified by the Commission, will be posted online the Friday after the meeting.

**Appeal:** Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, the MHZC’s decisions may be appeal to the Chancery Court of Davidson County or the Circuit Court of Davidson County via a statutory writ of certiorari. If you choose to appeal, you are advised to seek your own independent legal counsel to ensure that your appeal is filed in a timely manner and that all procedural requirements are met. You should also seek independent legal advice regarding the applicability of the writ of certiorari to the specific decision of the Historic Zoning Commission.

**METRO HISTORIC ZONING COMMISSION (MHZC)  
AGENDA**

**January 16, 2013**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

**I. APPROVAL OF MINUTES**

- a. December 19, 2012

**II. CONSENT**

**a. 2612 ESSEX PL**

Application: Demolition -non-contributing

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler

Permit ID #: 1902557

**b. 1902 RUSSELL ST**

Application: New construction – accessory building and Reduced setbacks

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

Permit ID #: 1904313

**c. 2001 18TH AVE S**

Application: Demolition; New construction — accessory structure and Setback reduction

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Michelle Taylor

Permit ID #: 1903865

**d. 1516B FERGUSON AVE**

Application: New construction-addition

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Robin Zeigler

Permit ID #: 1903948

**e. 4302 ELKINS AVE**

Application: New construction – accessory structure and Setback reduction

Council District: 24

Overlay: Park and Elkins Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

Permit ID #: 1904110

**f. 1420 CALVIN AVE**

Application: Demolition--partial; New construction - addition and Accessory structure  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock  
Permit ID #: 1904112

**g. 1209 SHELBY AVE**

Application: Demolition-accessory structure; New Construction--Accessory Structure; Setback reduction.  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock  
Permit ID #: 1904119

**h. 1221 FORREST PARK DR/ WARNER PARK**

Application: Demolition - non-contributing  
Council District: 99  
Overlay: Historic Landmark Zoning Overlay  
Project Lead: Michelle Taylor  
Permit ID #: 1904654

**i. 1511 FATHERLAND ST**

Application: Demolition – non-contributing  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander  
Permit ID #: 1904314

**III. NEW BUSINESS**

**j. 104 5TH AVE S**

Application: New construction-addition  
Council District: 19  
Overlay: Broadway Historic Preservation Zoning Overlay  
Project Lead: Robin Zeigler  
Permit ID #: 1904031

**k. 1508 PARIS AVE**

Application: New construction – infill and Detached accessory dwelling unit  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander  
Permit ID #: 1904312

**IV. OTHER BUSINESS**

**V. REPORT OF ADMINISTRATIVELY APPROVED PERMITS ATTACHED**

# Historic Zoning Commission Administratively Approved Permits

05-DEC-12 through 09-JAN-13

Pid	Description	Issue Date	Address	Meeting Comment
1889370	NEW CONSTRUCTION-INFILL	19-DEC-12	239 LAUDERDALE RD	
1893190	NEW CONSTRUCTION-INFILL	05-DEC-12	321 S 11TH ST	
1899662	ADDITIONS GENERAL	20-DEC-12	2001 18TH AVE S	
1899707	ADDITIONS GENERAL	20-DEC-12	1313 GARTLAND AVE	
1899715	NEW CONSTRUCTION-ACCESSORY STRUCTURE	26-DEC-12	520 FAIRFAX AVE	
1899743	NEW CONSTRUCTION-ACCESSORY STRUCTURE	02-JAN-13	1302 SHELBY AVE	
1900563	NEW CONSTRUCTION-INFILL	26-DEC-12	1112 FORREST AVE	
1900974	ADDITIONS GENERAL	31-DEC-12	301 BROADWAY	
1901000	ALTERATIONS-GENERAL	21-DEC-12	2706 BELMONT BLVD	
1901020	ADDITIONS GENERAL	21-DEC-12	1401 DALLAS AVE	
1901073	ADDITIONS GENERAL	05-DEC-12	1107 CHAPEL AVE	
1901106	ADDITIONS-DORMER	05-DEC-12	501 N 16TH ST	
1901348	ALTERATIONS-GENERAL	07-DEC-12	733 BENTON AVE	
1901403	ADDITIONS GENERAL	20-DEC-12	3620 WESTBROOK AVE	
1901455	SIGNAGE	10-DEC-12	1200 5TH AVE N 100	
1901460	ADDITIONS GENERAL	14-DEC-12	103 S 13TH ST	
1901489	ADDITIONS GENERAL	21-DEC-12	1410 GALE LN	
1901654	NEW CONSTRUCTION-ACCESSORY STRUCTURE	21-DEC-12	1107 CHAPEL AVE	
1901757	ADDITIONS GENERAL	11-DEC-12	3106 ACKLEN AVE	
1901840	NEW CONSTRUCTION-ACCESSORY STRUCTURE	11-DEC-12	3732 CENTRAL AVE	
1901971	ADDITIONS GENERAL	12-DEC-12	1910 CEDAR LN	
1902582	NEW CONSTRUCTION-ACCESSORY STRUCTURE	17-DEC-12	1509 FERGUSON AVE	
1902617	ALTERATIONS-ROOF	18-DEC-12	1319 6TH AVE N	
1902674	ALTERATIONS-ROOF	18-DEC-12	3511 BYRON AVE	
1902740	ADDITIONS GENERAL	18-DEC-12	1509 FERGUSON AVE	
1902750	SIGNAGE	18-DEC-12	1200 5TH AVE N 104	
1903320	NEW CONSTRUCTION-ACCESSORY STRUCTURE	26-DEC-12	1112 FORREST AVE	
1903614	ALTERATIONS-ROOF	28-DEC-12	800 BOSCOBEL ST	
1903860	ALTERATIONS-GENERAL	02-JAN-13	1506 CEDAR LN	
1903947	NEW CONSTRUCTION-ACCESSORY STRUCTURE	03-JAN-13	717 BOSCOBEL ST	

## HOW DOES THE MEETING WORK?

The Metropolitan Historic Zoning Commission meeting is open to the public. Please turn off all cell-phones. Each case follows this format:

- a. Staff will make a presentation about each project up for consideration and provide an analysis on how it does or does not meet the design guidelines.
- b. The applicant will have the opportunity to present and answer questions of the Commission.
- c. The public will have **two minutes** each to comment on the application. Please state your name and address for the record before making your comments. Please be sure to direct all comments to the microphone so that they are a part of the official record. (Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.)
- d. The applicant has the option of responding to public comments, once all have been made.
- e. After all public comments, the Chair will close the “public hearing” which means there is no more opportunity for public or applicant comments, unless the Commission invites either back.
- f. The Commission will make a decision which could be to approve, disapprove, or approve with conditions. The applicant may also request that a decision be postponed.
- g. Appeals to decisions of the MHZC can be taken to a court of competent jurisdiction as provided for by law.
- h. If the project is approved or approved with conditions, the applicant will receive a permit. The red permit placard must be posted so it can be clearly viewed from the main public right-of-way.
- i. A building permit may be necessary for the proposed project. Preservation Permits are not a substitute to a building permit. Contact Metro Department of Codes Administration, Howard School Building, 700 2nd Avenue South. (615) 862-6500 (615) 862-6514 fax.
- j. Projects that are disapproved will receive written notice of the Commission’s decision. These projects may be revised and resubmitted for review. The exact same project may not be resubmitted for review.

## HINTS FOR PREPARING FOR THE MEETING

### If you are not the applicant:

- Copies of the staff recommendations are available online prior to the meeting.
- If you are not the applicant, but would like to speak about a project, be sure to have your comments well organized so that you can share all your thoughts within the **two minute** time limit. Comments may also be sent in advance to the project lead via email, fax or mail. Please see agenda for contact information.
- If multiple people wish to speak on the same topic, consider selecting a spokesperson to speak for all of you.

### If you are the applicant:

- Copies of the staff recommendations are available online prior to the meeting. Review it and contact your project lead with any questions you may have.
- Organize your notes well so that you are sure to cover every important aspect of your project during the presentation.
- Keep in mind that staff will present an overview of the project, prior to your presentation. You do not need to repeat what has already been said.

If you plan to make an electronic presentation, please send to the project lead listed on the agenda, in advance.